



**SECURE OPEN STORAGE**

**TO LET**

**33,144 sq ft (0.76 acre)**



**LUTYENS CLOSE, BASINGSTOKE, RG24 8AG**

- **Fenced and gated site**
- **Laid to hardstanding**
- **2 minutes walk to Chineham Shopping Centre**
- **Easily accessible from the A33 Reading Road at Chineham**

## ***Lutyens Close, Basingstoke, RG24 8AG***

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### **LOCATION:**

Basingstoke is a major centre for commerce and industry with a borough population of approximately 150,000. The Town is 45 miles to the south west of London adjacent to Junctions 6 & 7 of the M3 Motorway. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes.

The premises is situated in Lutyens Close, which is immediately opposite the Chineham Shopping Centre. It is therefore easily accessed from the A33 Reading Road, which in turn leads down to the ring road and junction 6 of the M3. Alternatively, there is easy access along the A33 to Reading and the M4.

### **DESCRIPTION:**

The available site comprises a large open area which has been laid substantially to hardstanding. The site benefits from being fenced and a gated entrance.

### **AREA:**

The premises has an area of 33,144 sq ft (0.76 acre).

### **LEASE:**

A new lease for a term of 3 years, to be outside the security of tenure and compensation provisions of The Landlord & Tenant Act 1954. There are to be Landlord's options to determine the lease at the end of each year upon 3 months prior written notice.

### **RENT:**

£70,000 per annum exclusive.

### **RATES:**

To be confirmed.

### **LEGAL COSTS:**

Each party is to be responsible for their own legal costs.

### **VIEWING:**

By appointment through the sole agents:



**Email:** [brian.pickett@bdt.uk.com](mailto:brian.pickett@bdt.uk.com)

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**Misrepresentation Act 1967:** The particulars contained in these particulars are believed to be correct, but they cannot be guaranteed and they are expressly excluded from any contract.

**Finance Act 1989:** Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchaser or lessor must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.